

IRR Underwriting Memo

Property Dossier · BB-003

Property	SARFAESI Auction — Sea-View Penthouse
Location	Yelahanka New Town, Bengaluru
Type	Distressed · Auction Dec 22
Area	3,800 sqft
Guide Price	INR 61,500,000
Yield / GDV	12.5%
Document	IRR Underwriting Memo (XLSX · 480 KB)
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Summary

A 3,800 sqft duplex penthouse acquired via SARFAESI auction at 45% below prevailing market. Requires a ₹90L refurbishment; underwriting supports a 16-month exit at 1.9x MOIC.

Verification Highlights

- 3,800 sqft duplex · 4 bed · terrace garden
- SARFAESI reserve price 45% below CBRE valuation
- Underwritten refurb budget ₹90L · 4-month schedule
- Modeled exit: 16 months · 1.9x MOIC · 43% IRR

Certification

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